175.0	0004	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	841,400 / 841,400
					USE VALUE:	841,400 / 841,400
					ASSESSED:	841,400 / 841,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		PIEDMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WALSH MATTHEW T & ANN E
Owner 2:	
Owner 3:	
Street 1:	33 PIEDMONT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .101 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1957, having primarily Wood Shingle Exterior and 2016 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4386.000	455,300		386,100	841,400
Total Card	0.101	455,300		386,100	841,400
Total Parcel	0.101	455,300		386,100	841,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 417.28 /Parcel: 417.28

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 117313

GIS Ref

GIS Ref

Insp Date 08/31/18

!13653!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 175.0-0004-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	455,300	0	4,386.	386,100	841,400		Year end	12/23/2021
2021	101	FV	442,600	0	4,386.	386,100	828,700		Year End Roll	12/10/2020
2020	101	FV	442,600	0	4,386.	386,100	828,700	828,700	Year End Roll	12/18/2019
2019	101	FV	320,300	0	4,386.	380,600	700,900	700,900	Year End Roll	1/3/2019
2018	101	FV	302,800	500	4,386.	292,300	595,600	595,600	Year End Roll	12/20/2017
2017	101	FV	302,800	500	4,386.	275,800	579,100	579,100	Year End Roll	1/3/2017
2016	101	FV	302,800	500	4,386.	253,700	557,000	557,000	Year End	1/4/2016
2015	101	FV	290,600	600	4,386.	237,200	528,400	528,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:28:09

LAST REV

Date	Time
10/02/18	12:06:06
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 13653

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GREEN CATHERINE	26949-559		12/30/1996		169,500	No	No	Y	

USER DEFINED

Prior Id # 1:	117313
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/26/2012	1545	Manual	20,580	C				
9/24/2009	890	Demoliti	10,000					
5/8/2009	324	Addition	35,000					ADD 2ND FLOOR
8/3/2001	527	Wood Dec	1,500	C				
4/14/1998	234	Dormers	10,000					ADD FULL SHED DORM

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2018	MEAS&NOTICE	HS	Hanne S
4/12/2013	Info Fm Prmt	MM	Mary M
7/9/2009	Fieldrev-Chg	BR	B Rossignol
7/2/2009	Info Fm Prmt	BR	B Rossignol
4/4/2009	Inspected	372	PATRIOT
12/16/2008	Measured	345	PATRIOT
12/30/1999	Meas/Inspect	243	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4386		Sq. Ft.	Site		0	70.	1.26	6									386,105						386,100	

Total AC/HA:	0.10069	Total SF/SM:	4386	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	386,105	Spl Credit		Total:	386,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.23790598
Const Adj.:	0.99594003
Adj $ / SQ:	172.603
Other Features:	98979
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	477305
Depreciation:	21956
Depreciated Total:	455349

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

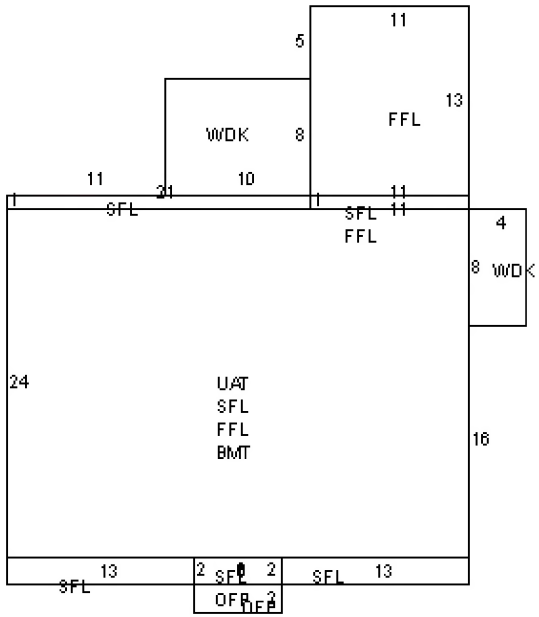
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	172.60
Special Features:	0	Val/Su Net:	157.98
Final Total:	455300	Val/Su SzAd	254.93

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	922	172.600	159,140
SFL	Second Floor	864	172.600	149,129
BMT	Basement	768	70.420	54,084
UAT	Upper Attic	192	69.040	13,256
WDK	Deck	112	14.870	1,665
OFP	Open Porch	24	43.820	1,052

Net Sketched Area:	2,882	Total:	378,326
Size Ad	1786	Gross Area	3458	FinArea	2016
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	30	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

175.0-0004-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2005	0.00	T	11.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	